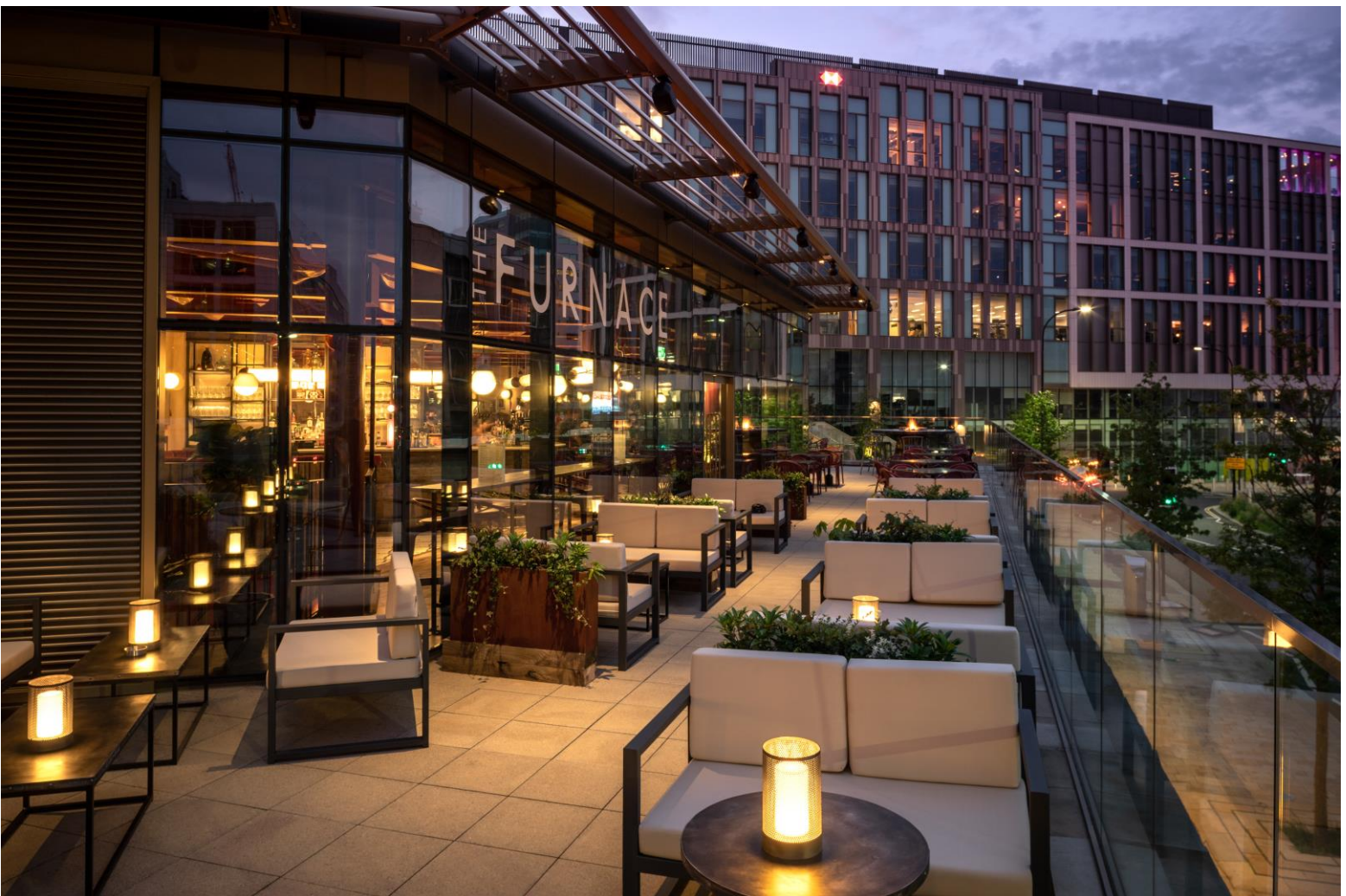


SHEFFIELD CITY CENTRE 8,000 sq ft BAR RESTAURANT**FURNACE, UNIT 7&8, BLOCK D, HEART OF THE CITY II, SHEFFIELD S1 4HS**

- 160 internal covers & 100+ external covers on terrace overlooking City
- Fully fitted at cost of £1m+ - High quality fixtures and fittings
- 1:30am premises licence
- £1.4m net of VAT sales in last 12 months
- Leasehold – rent £100,000 pa – expiry 2046
- www.thefurnace.uk.com

Guide Price - £150,000 for leasehold interest and trade contents

Subject To Contract (Sole Selling Rights)

COUNL424

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

Sheffield is the 4th largest City in the UK and has some 560,000 population living in the City.

Located to the south of the city centre close to the Light cinema, Roxy Ballroom, Sheffield Haslam University, City Hall, Town Hall and railway station.

Description

Contemporary gastropub and bar, recently fitted out to high standard with contemporary fixtures, fittings, furniture and equipment. Stunning outside terrace.

Accommodation (refer to plans below)

Upper ground floor – 132 restaurant covers, 30 internal bar seats.

External – 64 covers and 31 external lounge seats and 6 fire pit seats.

Lower ground floor – Customer toilets, private dining, bar cellar, staff changing room with lockers, substantial kitchen with storage, extraction, walk-in cold room, various stores, manager's office, wash up area and customer stairs to upper level. Stairs for staff linking to levels.

Floor Areas (not measured and provided for indicative purposes only)

Lower Ground (Unit 7)	3,787 sq ft
Upper Ground (Unit 8)	4,154 sq ft
Basement	72 sq ft

NB: The floor areas set out are approximate and are for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Landlord - Sheffield City Council.

Lease dated 27th April 2021 for a term of 25 years commencing 16th October 2020 with commencing rent at £100,000 per annum, subject to review 16th October to CPI October 2025 and 16th October 2035, and to market rent reviews 16th October 2030 and 16th October 2040.

Permitted use – restaurant and or bar with ancillary take-away facilities within Class A3 and or A4 of the schedule of the Town and Country Planning (Use Classes) Order 1987.

Landlord right of pre-emption on assignment.

Premises Licence - [Link to Premises Licence](#)

Supply of alcohol 09:00 to 00:30hrs Sunday to Wednesday and to 01:30hrs Thursday to Saturday.

Rating Assessment

Listed as a public house and premises with a Rateable Value of £119,000 wef April 2023.

Exclusions

The brand name of the business and anything uniquely associated therewith, tills, electronic computers, smallwares, stock and personal effects of the

Trade

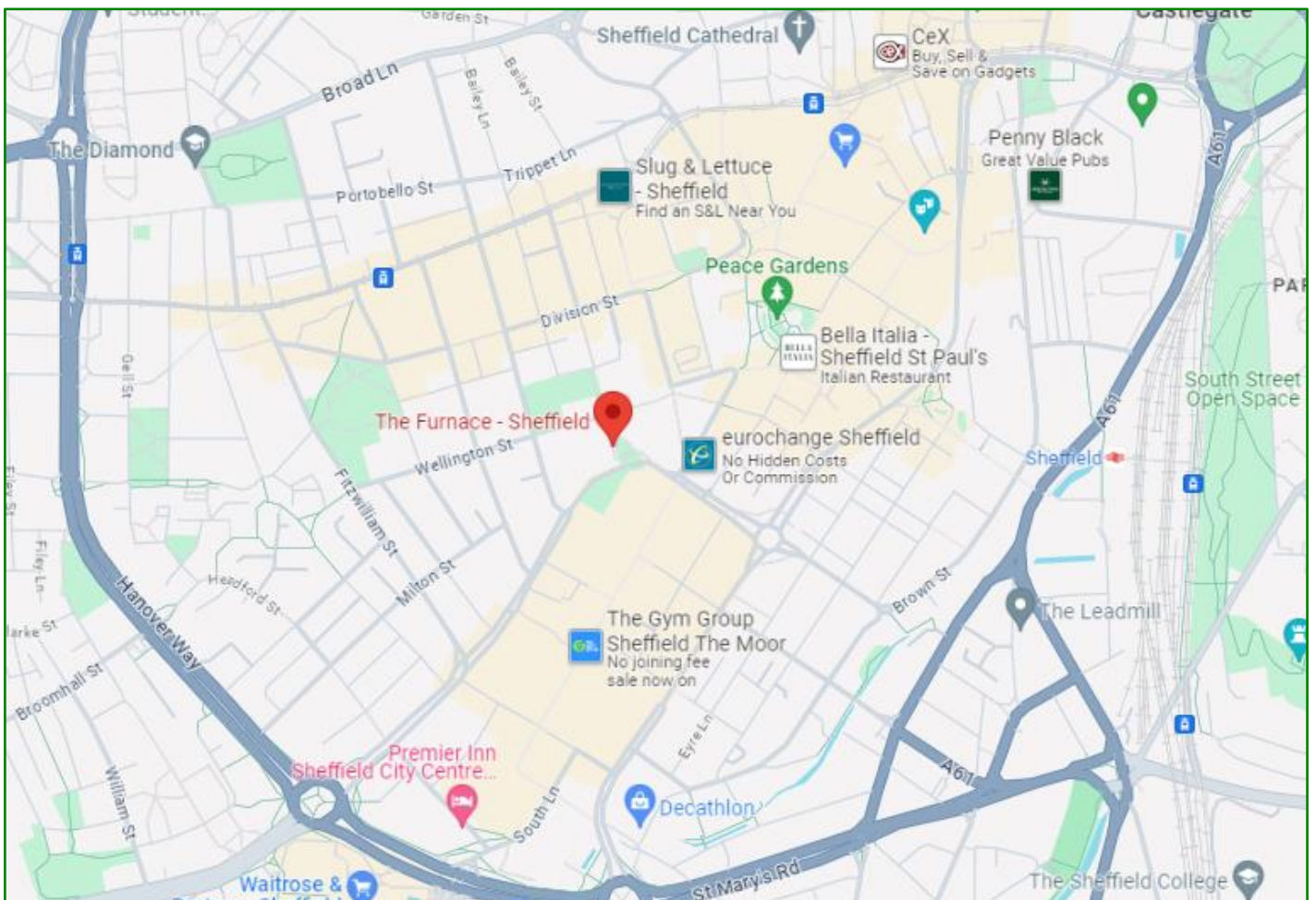
Last 12 months sales - £1.4m net of VAT.

Viewings & Further Information

Staff are unaware of the property being discreetly marketed for sale and should not be approached under any circumstances in this regard. A discreet customer inspection will be required and a formal viewing can be organised once terms of sale are broadly agreed. For further information please contact Richard on - Tel: 07850 642 808 or Email: richard.negus@agg.uk.com

Location Map

[Link to Location Map](#)



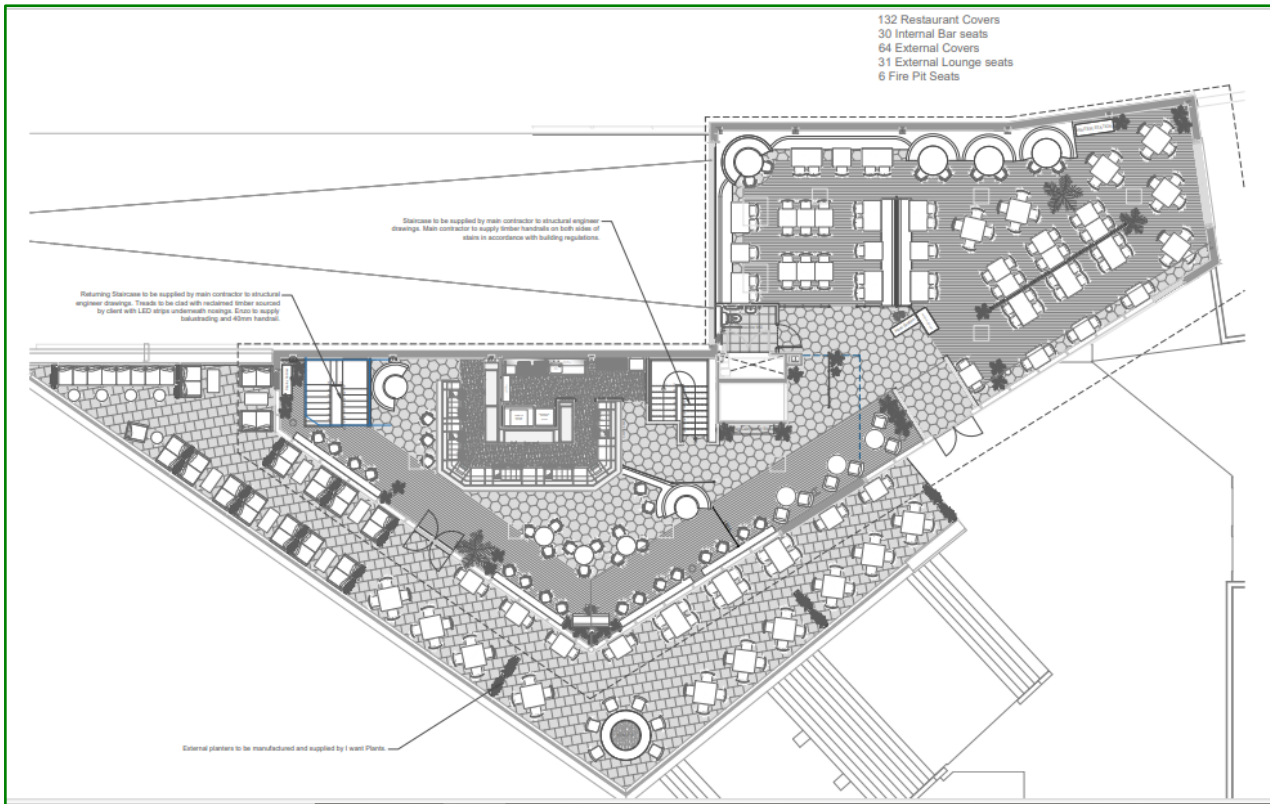
Source: Google Maps. Not to scale – Provided for indicative purposes only.

EPC

Available on request.

Floor Plans

Upper Ground Floor



Lower Ground Floor



Photos

